Karen Johnson Davidson County
Batch# 1284475 DEEDQC
06/13/2025 03:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046452

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 12th day of June, 2025.

NOTARY PUBLIC
Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Sky Horse, LLC
103 Continental Place, Suite 110
Brentwood, TN 37027

SEND TAX BILLS TO:
Owner

Map/Parcel 039 00 0 156.00 P/O

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **James E. Brown and wife, Diane R. Brown ("Grantor")** hereby conveys all of their right title and interest to the hereinafter described property to **Sky Horse, LLC, a Tennessee limited liability company,** its, successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

SEE EXHIBIT A

Being the same property conveyed to James E. Brown and wife Diane R. Brown by deed from Karen L. Rodgers of record in Instrument No. 20230426-0030578 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 12th day of June, 2025.

James E. Brown

Diane R. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James E. Brown and wife, Diane R. Brown, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 12th day of June, 2025.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Beginning at an iron rod in the Northern right of way of Old Hickory Blvd at the Southeastern corner of this Tract, being the James E & Dianne a/k/a Diane R Brown property as described in Instrument No. 20180801-0075046 RODC and being the Southwestern corner of the Karen L Rodgers property as described in Instrument No. 20040903-0107272 RODC; Thence, leaving said right of way, with the line between Brown and Rodgers, North 28 degrees 30 minutes 58 seconds East, 404.26 feet to an iron rod at the Northeastern corner of Brown, Thence with a new line into Rogers, South 62 degrees 44 minutes 19 seconds East, 13.87 feet to an iron rod, Thence, South 29 degrees 03 minutes 00 seconds West, 157.73 feet to an iron rod by a fence post, Thence, generally with a fence, South 29 degrees 03 minutes 00 seconds West, 117.88 feet to an iron rod by a fence post; Thence, generally with a fence line, South 33 degrees 31 minutes 30 seconds West, 129.46 feet to the Point of Beginning and containing 4,196 Square Feet or 0.096 Acres according to a survey by Steven D Delle TN RLS # 1710, with Delle Land Surveying Co on 10-25-2021

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12 day of June, 2025.

K. Thomas Sidwell
Date: 06/12/2025

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 12 day of June, 2025.

Notary Public
My Commission Expires: 1-21-26

